



Environmental Management

Underground Storage Tanks

Technical Guide

E202.0501

OVERVIEW

GSA manages underground storage tanks (USTs) in accordance with EPA, OSHA, applicable state, and local regulations. The majority of GSA USTs store petroleum products.

Inhaling high concentrations of petroleum from leaking underground storage tanks can affect the heart and the lungs, especially in children, the elderly, and individuals with existing heart or lung conditions.

Gaseous leaks from underground storage tanks may cause explosions or fires. Petroleum leaks can contaminate groundwater, surface water, and soils, impacting plant and wildlife habitats.

GSA's UST program minimizes petroleum or other hazardous substance exposure to building occupants and the environment.

GSA Responsibilities	<ul style="list-style-type: none">■ Manage and maintain GSA-owned USTs in accordance with federal, state, and local regulations.■ Minimize potential for exposure from UST releases to building occupants and the environment.
Safety and Environmental Management Personnel Responsibilities	<ul style="list-style-type: none">■ Notify implementing agency within 24 hours of releases from GSA USTs in excess of reportable quantity (RQ).■ Oversee the remediation of leaking USTs.
Property Management Community Responsibilities	<ul style="list-style-type: none">■ Determine the owner of each tank and maintain an inventory of all regulated USTs■ Develop a UST Management Plan for all GSA-owned or operated USTs■ Immediately notify regional environmental staff of any leaking USTs
Property Development Staff Responsibilities	<ul style="list-style-type: none">■ Provide design specifications for new UST installations or upgrades
Client Agency Responsibilities	<ul style="list-style-type: none">■ Manage and maintain client agency-owned and/or -operated USTs in accordance with applicable federal, state, and local requirements.■ Develop UST management plan for tanks under client agency jurisdiction.■ Perform spill cleanup if leakage occurs.■ Immediately notify GSA's building manager and environmental management staff if a spill occurs.■ Notify implementing agency within 24 hours of releases from agency USTs in excess of RQ.

UST Rules and Guidance

Citation	Topic
29CFR 1910, 1926, 1960	OSHA Standards http://www.osha-slc.gov/Osh_Std_toc/OSHA_Std_toc.html
40CFR Part 280	Federal UST Regulations (including design specifications for new USTs) http://www.epa.gov/docs/epa/cfr40/chapt-1.info/chi-toc.htm

Further Information
<ul style="list-style-type: none">■ PBS Environmental Hotline (800) 379-6505 or e-mail pbs hotline@ene.com■ GSA Home Page http://www.gsa.gov - Search Term "UST"■ PBS Environmental Programs Home Page (GSA intranet users only) http://insite.gsa.gov/pbs/environmental■ EPA RCRA UST Hotline (800) 424-9346■ EPA UST Home Page www.epa.gov/swerust1

OPERATING REQUIREMENTS

All regulated USTs must comply with federal and state operating requirements.

- Leak detection is required for all tanks and associated piping.
- Secondary containment is required for USTs containing hazardous substances.
- Tanks must be designed and constructed in a manner that will prevent leaks due to structural failure or corrosion.
- Once USTs are in operation steps must be taken to prevent spills and accidental overfills.
- New tanks must comply with industry standards and installation must be certified.

The following tanks are exempt from federal UST regulation:

- Tanks with a capacity less than 110 gallons
- Tanks that are part of an emergency spill containment system
- Tanks used for storing heating oil for on-premise use
- Septic tanks
- Tanks that are part of a storm or wastewater collection system

CLOSURE REQUIREMENTS

When a UST system is taken out of service it must continue to comply with system operating requirements until it:

- Meets temporary closure requirements; or
- Is permanently closed.

Call safety and environmental management personnel for assistance with closures.

CORRECTIVE ACTION

If a release from a UST system is detected, corrective actions must be taken immediately. When possible, the release should be contained and cleaned up.

RECORDKEEPING AND REPORTING

UST owners are responsible for ensuring that record keeping and reporting requirements are met.

- Owners must maintain records demonstrating compliance with operating and closure requirements
- USTs must be registered with EPA or the implementing agency
- The implementing agency must be notified at least 30 days prior to permanent closure

The following UST releases must be reported to the agency responsible for implementing the UST program in the state within 24 hours:

- ▶ Any hazardous substances release greater than the CERCLA Reportable Quantity (RQ)
- ▶ Any petroleum release greater than 25 gallons
- ▶ A petroleum release in any amount that was not cleaned up within 24 hours

TANK MANAGEMENT PLAN

The Property Management Community Representative shall develop a management plan for the tanks under his/her jurisdiction. This plan will identify applicable federal, state and local requirements, specify the action planned for the tanks, and provide for a compliance schedule.

Minimum Criteria to Include in Management Plan

- 1 A listing of all tanks.
- 2 An up-to-date inventory.
- 3 Records of tank notifications to implementing state agencies.
- 4 A priority ranking system for tank closure, replacement, and upgrade. Give attention first to those tanks that are known to be leaking; second consider tanks that are not leaking but are in noncompliance.
- 5 Plan to mitigate releases from USTs.
- 6 A determination of estimated funds and schedule for tank project implementations.
- 7 A plan for ongoing leak detection tests and repairs.
- 8 Reporting procedures for notification of releases.
- 9 Records management system and internal reporting of data to the regional office.